



Unit 4, 69 Woodhouse Road, Mansfield, Nottinghamshire NG18 2BB

Prominent roadside retail unit

- ▶ **To Let**
- ▶ **Newly constructed with completion due early 2019**
- ▶ **Prominent location on A60 Woodhouse Road**
- ▶ **Adjacent to One Stop Convenience, Subway and Woodhouse Fish and Chip Shop**

For enquiries and viewings please contact:



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Location

The unit is located in a prominent position on the A60 Woodhouse Road in Mansfield. The A60 is the main route connecting the centre of Mansfield, to Mansfield Woodhouse and Worksop to the north.

Unit 4 sits adjacent to a popular local centre, alongside other occupiers One Stop Convenience Store, Subway and Woodhouse Fish and Chip Shop.

Description

The unit is currently under construction with completion due in early 2019.

The property will comprise a ground floor lock up retail unit of 678 sq ft (63 sq m) and will be finished to a shell specification to include W/C and small kitchenette.

The unit sits alongside a small local centre with parking for c.15 cars.

Accommodation

	Sq M	Sq Ft
Ground floor retail	63	678
Total	63	678

Services

We understand that electricity, water and drainage are available and connected.

Interested parties are to satisfy themselves to the availability of required services.

Business Rates

The unit will need to be assessed for rates by the rating authority upon completion of the construction.

Rent

£12,000 per annum exclusive.

Service Charge

A small service charge will be applicable for the maintenance and up keep of common parts of the estate.

VAT

VAT is applicable to the rent.

Legal Costs

Each party are to bear their own costs for this transaction.

EPC

An EPC will be commissioned on completion of the construction.

Viewings

By appointment only with sole agents.

Date Produced: 12-Dec-2018



